



AGENDA

BOARD OF DIRECTORS

Cheryl Cox, Chair

Steve Castaneda

Paul Desrochers

Chris Lewis

John McCann

Doug Paul

Rudy Ramirez

Jerry Rindone

Christopher Rooney

OFFICERS

Jim Thomson, Interim CEO

Maria Kachadeorian, CFO

Ann Moore, General Counsel

Ann Hix, Secretary

REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC) AND ADJOURNED REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA

Thursday, April 12, 2007, 6:00 p.m.

COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910

CALL TO ORDER

CVRC ROLL CALL

Directors Castaneda, Desrochers, Lewis, McCann, Paul, Ramirez, Rindone, Rooney and Chair Cox

CITY COUNCIL ROLL CALL

Council Members Castaneda, McCann, Ramirez, Rindone, and Mayor Cox

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

1. WRITTEN COMMUNICATIONS

- a. Memorandum from Paul Desrochers requesting an excused absence from the Chula Vista Redevelopment Corporation meeting of April 12, 2007

Staff recommendation: That the CVRC excuse the absence.

PUBLIC HEARINGS

The following items have been advertised as public hearings as required by law. If you wish to speak on any item, please fill out a "Request to Speak" form available in the lobby) and submit it to the Clerk prior to the meeting.

2. CONSIDERATION OF CONDITIONAL USE PERMIT PCC-07-047 FOR THE ESTABLISHMENT OF A LASER TAG FACILITY AT 510-520 BROADWAY

The applicant, RNL Adventures, has submitted a Conditional Use Permit (CUP) application for the re-use of an existing building located at 510-520 Broadway for an indoor laser tag arena, video game arcade and party rooms.

Staff Recommendation:

That the CVRC adopt the following resolution:

2a. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING CONDITIONAL USE PERMIT PCC-07-047 FOR THE RE-USE OF AN EXISTING BUILDING LOCATED AT 510-520 BROADWAY FOR AN INDOOR LASER TAG ARENA, VIDEO GAME ARCADE AND PARTY ROOMS, SUBJECT TO THE LIST OF CONDITIONS IN THE CVRC RESOLUTION

3. CONSIDERATION OF DRC-06-69, INDUSTRIAL BUILDINGS AT CHULA VISTA COMMERCE CENTER, 3525-3527 MAIN STREET

This is a multi-tenant industrial complex on a 2.24 acre site located at the southwest corner of Main Street and Reed Court. The project will include two concrete buildings totaling approximately 38,000 square feet of light manufacturing and limited warehousing.

Staff Recommendation:

That the CVRC adopt the following resolution:

3a. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION ADOPTING MITIGATED NEGATIVE DECLARATION (IS-07-022); AND (2) APPROVING DESIGN REVIEW PERMIT (DRC-06-69) TO ALLOW THE CONSTRUCTION OF 37,289 SQUARE FEET OF INDUSTRIAL SPACE ON THE SITE LOCATED AT 3525-3527 MAIN STREET

4. CONSIDERATION OF AMENDMENTS TO CHULA VISTA MUNICIPAL CODE CHAPTERS 19.07 – SPECIFIC PLANS, AND 19.80 – CONTROLLED RESIDENTIAL DEVELOPMENT (CRDO)

The proposed amendment to CVMC 19.07 would add provisions to further clarify required content for local specific plans, including a program indicating how needed facilities and services would be provided and financed and establish new findings. In addition, the proposed amendment to CVMC 19.80 would provide that areas zoned or proposed to be rezoned as part of a specific plan would be deemed in compliance with the CRDO's zoning provisions provided it conforms to CVMC Chapter 19.07.

Staff Recommendation:

That the CVRC adopt the following resolution:

- 4a. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING CITY COUNCIL APPROVAL OF PROPOSED AMENDMENTS TO CHULA VISTA MUNICIPAL CODE CHAPTERS 19.07 AND 19.80**

That the City Council adopt the following ordinances:

- 4b. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE CHAPTER 19.07 – SPECIFIC PLANS**
- 4c. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE CHAPTER 19.80 – CONTROLLED RESIDENTIAL DEVELOPMENT**

5. UPDATE REGARDING CVRC REORGANIZATION

PUBLIC COMMENTS

Persons speaking during Public Comments may address the CVRC and/or City Council on any subject matter within the CVRC and/or City Council's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the CVRC and/or City Council from taking action on any issue not included on the agenda, but, if appropriate, the CVRC and/or City Council may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

6. CHIEF EXECUTIVE OFFICER'S REPORTS

7. CHAIRMAN'S REPORTS

8. DIRECTORS' COMMENTS

CLOSED SESSION

Announcements of actions taken in Closed Session shall be made available by noon on Friday following the CVRC/City Council Meeting at the City Attorney's office in accordance with the Ralph M. Brown Act (Government Code 54957.7).

9. PUBLIC EMPLOYEE APPOINTMENT PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)

Title: City Manager

10. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54957.6(a)

Unrepresented employee: City Manager

ADJOURNMENT

The **Chula Vista Redevelopment Corporation** will adjourn to its regularly scheduled meeting on April 26, 2007, at 6:00 p.m.

The **Chula Vista City Council** will adjourn to its regularly scheduled meeting on April 17, 2007, at 6:00 p.m.

**In compliance with the
AMERICANS WITH DISABILITIES ACT**

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.

-----Original Message-----

From: Paul Desrochers [mailto:[p.desrochers@...@...@...](#)]

Sent: Friday, March 23, 2007 10:10 AM

To: Lori Peoples

Subject: Absence from CVRC Meeting of April 12th

Please be advised that I will not be able to attend the CVRC meeting of April 12th and wish to be recorded as an excused absence at that meeting.
Thank you!